

BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.
JANUARY 8, 2026
TOWN HALL AT 7 P.M.

BOARD MEETING AGENDA

- I. VERIFY QUORUM AND CALL MEETING TO ORDER
- II. REVIEW FOR APPROVAL DECEMBER 4, 2025 ANNUAL AND BOARD MEETING MINUTES
- III. INTRODUCE THE NEW WATERS EDGE BOARD MEMBER
- IV.

<u>REPORTS</u>	<u>CONTACT/LIAISON</u>
A) SECURITY REPORT	DAVID DEGANI
B) WEBSITE	PHIL VATSVOG
C) B.W. BOARD OF DIRECTORS	JAY KELLER
D) WEST BOCA COMMUNITY COUNCIL	PAUL PONTRELLI
E) CAPITAL IMPROVEMENTS - WEST POOL CABANA REPLACEMENTS	JIM BOURAS
F) ROADWAY SAFETY COMMITTEE	DAVID DEGANI
G) BEAUTIFICATION COMMITTEE	PHIL VATSVOG
a. EAST AND WEST ENTRANCE SIGNS REFURBISHMENTS UPDATE	
- V. FINANCIAL
 - A) REVIEW DELINQUENCY REPORTS AS OF JANUARY 1, 2026
 - B) REVIEW NOVEMBER 2025 BALANCE SHEET AND INCOME AND EXPENSE REPORTS.
 - C) DISCUSS CURRENT TREASURER POSITION
- VI. OLD BUSINESS
 - A) JANITORIAL GOLF CART STOLEN FROM BOCA WINDS AND CRASHED
 - a. DISCUSS ATTORNEY LETTER
 - B) AMENDING THE DECLARATION OF COVENANTS TO ALLOW FOR SCREENING OF PROSPECTIVE RENTERS
 - a. ADD PROSPECTIVE BUYERS ALSO?
 - C) WEST POOL HOUSE ROOF REPLACEMENT STATUS
 - D) WEST POOL CABANAS REPLACEMENT STATUS
 - E) TENNIS COURT PARKING LOT OPTION DISCUSSION
- VII. NEW BUSINESS
 - A) RESURFACE TOWN HALL WADER POOL AND MAIN POOL STATUS
- VIII. BOARD MEETING ADJOURNMENT